

## \$554,980 - 1122 Wedgewood Boulevard, Edmonton

MLS® #E4455201

**\$554,980**

5 Bedroom, 2.50 Bathroom, 2,081 sqft

Single Family on 0.00 Acres

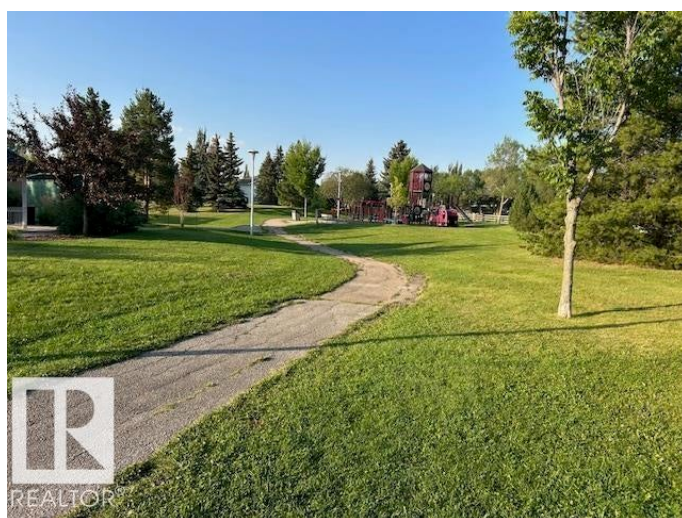
Wedgewood Heights, Edmonton, AB

Beautiful Family Home in Wedgewood Heights! Tucked away on a quiet cul-de-sac, this 4-bedroom, 2.5-bath home offers over 2,000 sq. ft. plus a finished basement. The main floor includes a formal living/dining area, a cozy family room with gas fireplace, and a bright kitchen with breakfast nook. Upstairs, you'll find 4 spacious bedrooms, including a generous primary suite with ensuite. Recent updates include furnace, hot water tank, windows, and flooring. Outside features a private yard with deck and an oversized garage. Parks, trails, and playgrounds are just steps away, with quick access to the Henday and Whitemud.

Built in 1995

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4455201      |
| Price          | \$554,980     |
| Bedrooms       | 5             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 2,081         |
| Acres          | 0.00          |
| Year Built     | 1995          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1122 Wedgewood Boulevard |
| Area        | Edmonton                 |
| Subdivision | Wedgewood Heights        |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6M 2L5                  |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                |

### Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                  |
| Stories           | 3                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                             |

### Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                         |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Cedar Shakes                                                                                                                        |
| Construction      | Wood, Vinyl                                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                                  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 21                |
| Zoning         | Zone 20           |
| HOA Fees       | 350               |

HOA Fees Freq.     Annually

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Listing information last updated on September 18th, 2025 at 7:32pm MDT